Land acquired by Government or which is otherwise lying vacant at the disposal of Government be released to private developers who may be allowed to construct and sell residential houses to needy persons. Appropriate conditions could be laid down in this regard.

The Rent Control Legislation have led to malpractices in many cases. Disputes between landlords and tenants have increased tremendously. While there is need to protect tenants from being exploited by landlords, there is equal need to consider the problems and difficulties faced by landlords in view of inflation scarcity etc.

Houses available for being let out need to be increased enormously. To do this, the entire outlook towards rent needs to be reoriented. Rent must be such as to give a fair return to investment otherwise builders will shy away.

Law should provide for a periodical review of rent which could be once in five years. Revision could be related to changes in consumer price index. Landlord should be permitted to charge the market rent for comparable properties.

Inflation affects not only landlords but also tenants. The taxes/levies payable by landlord range from 17.5 to 32.5 per cent. Further, landlord has to pay tax on his rental income. House construction will attract investment only if rents ensure a fair return on investment.

The law should provide for a periodical review of rent which could be once in five years.

The landlord should be permitted to change the market rent for comparable properties;

One house property should be totally exempt from income and wealth taxes. At least no welath tax should be leviable in respect of a self-occupied house irrespective of its value.

A house construction company must be treated as industrial company in all its aspects for tax purposes.

Stamp duties in the States and Union Territories on all types of mortages should be rationalised. The Transfer of property Act (TPA) should recognise making English mortagage which provides for right of private sale with the intervention of the Court and the right to appoint receiver which should be universally applicable.

Registration procedure needs to be simplified.

Dwelling units in Delhi and Bombay

4299. SHRI BEKAL UTSAHI:
SHRI MURLIDHAR CHANDRAKANT BHANDARE:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government are aware that a large number of dwelling units in Delhi, Bombay and other cities and towns are kept vacant and not given on rent only because of the hard provisions in Rent Control Acts which are too much inclined in favour of the lessee and against house owners;

(b) if so, whether any survey was lately made about the dwelling units so kept vacant in Delhi, Bombay and other cities and towns; if so, with what results; and

(c) what steps have been and are being taken to rationalise the law to ensure fuller utilisation of dwelling units?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) The Government is aware of the adverse effect of rent control legislation on the supply of rental housing.

(b) A household survey has been undertaking by the Human Settelement Management institute of HUDCO in the cities of Bombay, Calcutta, Delhi and Bangalore which will *inter-alia* provide some information on dwelling units kept vacant in these cities.

(c) Rent control is a State subject and States are fully competent to enact suitable legislation to control various aspects of rental housing. However, the Central Government has initiated action to formulate aModel Rent Control Bill for adoption by different States with appropriate changes to suit local conditions.

Lack of basic amenities in Anand Prabat, New Delhi

4300. SHRI G. SWAMY NAIK: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that Government have declared the area of ANAND PRABAT, New Delhi as confirming Area for the purpose of light Industries;

(b) if so, the reasons for which the plot holders are not being allowed to construct their plots by the Municipal/ DDA Authorities; and

(c) the reasons for which basic amenities are not provided to this area?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) This area has been included in the industrial areas for which redevelopment scheme has to be prepared after proper survey and appraisal. Industrial Units which are safe and compatible, in the use could be regularised after upgrading the environment. The regularisation of each industrial unit shall be on individual merit. The land tenure could be decided while taking up the regularisation of the area.

(b) Unauthorised constructions have come up without any sanction of the Municipal authorities and without approval of the lay out plan.

(c) Since no approval of the competent authority exist and also the development to be done has not been carried out by the land owning agencies, the question of taking over and providing civic amenities in this area does not arise.

Development of NCR towns in Haryana

4301. SHRIMATI SUSHMA SWARAJ:
SHRI MOHINDER SINGH LATHER:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government have taken any steps for the development of towns in Haryana which form part of National Capital Region; and

(b) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) and (b) In accordance with the policies laid down in the regional Plan 2001-NCR, schemes as per details given in the Annexure. (*See* Appendix CLXII, Annexure No. 94] have been taken up with combined financing by the Central Govt. N.C.R. Planning Board. State Government and the implementing agencies of the state.

मध्य प्रदेश के लिये आवास योजनाओं की मंजूरी

4302. **कुमारी आलिया** : क्या शहरी विकास मंत्री यह बताने की कृपा करेंगे कि :

(क) क्या मध्य प्रदेश सरकार ने कुछ आवास योजनायें मंजूरी तथा वित्तीय सहायता के लिए केन्द्रीय सरकार को भेजी है ;

(ख) यदि हां, तो क्या केन्द्रीय सरकार ने इन सभी योजनाओं को अपनी मंजूरी दे दी है ; और